147.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	981,100 / 981,100
					USE VALUE:	981,100 / 981,100
					ASSESSED:	981,100 / 981,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCALLISTER MARK
Owner 2:	MCALLISTER RUTH M
Owner 3:	
Street 1:	59 HAWTHORNE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON ASTRID E I--ETAL -
Owner 2:	WIDMAN NANCY A M -
Street 1:	419 HIGHLAND AVENUE
Twn/City:	WOLLASTON
St/Prov:	MA Cntry:
Postal:	02170

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 3164 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4726.000	527,300	4,400	449,400	981,100
Total Card	0.108	527,300	4,400	449,400	981,100
Total Parcel	0.108	527,300	4,400	449,400	981,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.13 /Parcel: 310.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 96844

GIS Ref

GIS Ref

Insp Date 05/01/18

Parcel ID 147.0-0007-0002.0

!11514!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	527,300	4400	4,726.	449,400	981,100		Year end	12/23/2021
2021	101	FV	510,500	4400	4,726.	449,400	964,300		Year End Roll	12/10/2020
2020	101	FV	510,600	4400	4,726.	449,400	964,400	964,400	Year End Roll	12/18/2019
2019	101	FV	387,400	4400	4,726.	421,300	813,100	813,100	Year End Roll	1/3/2019
2018	101	FV	400,400	4400	4,726.	348,300	753,100	753,100	Year End Roll	12/20/2017
2017	101	FV	400,400	4400	4,726.	320,200	725,000	725,000	Year End Roll	1/3/2017
2016	101	FV	400,400	4400	4,726.	292,100	696,900	696,900	Year End	1/4/2016
2015	101	FV	371,400	4400	4,726.	286,500	662,300	662,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:38:59

LAST REV

Date	Time
06/08/21	12:27:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11514

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSON ASTRID	35100-77		3/22/2002	Family	345,000	No	No		
	6505-236		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2006	1028	Manual	4,600					install wood stove
11/15/2004	1112	Re-Roof	7,950					
10/27/2003	969	Addition	70,000					
5/16/2003	365	Redo Bat	5,000	C		G6	GR FY06	GUT REDO OF BTH
7/1/1995	392	Manual	3,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Measured	372	PATRIOT
9/11/2008	External Ins	BR	B Rossignol
7/8/2005	Fieldrev-Chg	BR	B Rossignol
5/11/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96844
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4726		Sq. Ft.	Site		0	80.	1.19	9									449,424						449,400	

Total AC/HA:	0.10849	Total SF/SM:	4726	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,424	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.02339971
Const Adj.:	0.98990101
Adj $ / SQ:	131.698
Other Features:	84000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	552698
Depreciation:	25424
Depreciated Total:	527274

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

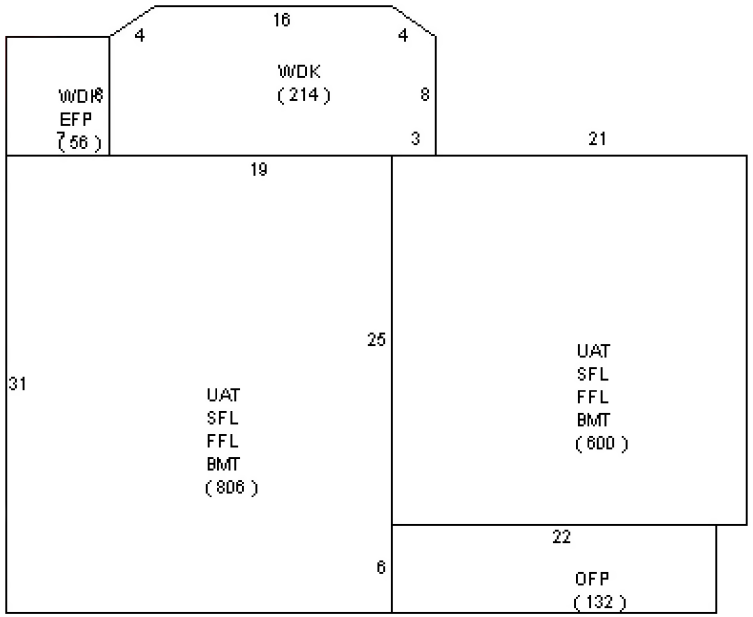
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	131.70
Special Features:	0	Val/Su Net:	104.87
Final Total:	527300	Val/Su SzAd	187.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,406	39.510	55,550
FFL	First Floor	1,406	131.700	185,168
SFL	Second Floor	1,406	131.700	185,168
UAT	Upper Attic	352	92.190	32,404
WDK	Deck	270	9.610	2,594
OFP	Open Porch	132	28.710	3,789
EFP	Enclos Porch	56	71.870	4,025
	Net Sketched Area:	5,028	Total:	468,698
Size Ad	2812	Gross Area	6082	FinArea 3164

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400

IMAGE

AssessPro Patriot Properties, Inc